



*Adhi Nagraj, Chair  
Emily Weinstein, Vice Chair  
Tom Limon  
Clark Manus  
Amanda Monchamp  
Jahmese Myres  
Chris Pattillo*

**September 21, 2016  
Regular Meeting**

**ROLL CALL**

Present: Nagraj, Weinstein, Limon, Monchamp, Myres, Pattillo  
Excused: Manus

**WELCOME BY THE CHAIR**

**COMMISSION BUSINESS**

**Agenda Discussion** None.

**Director's Report** None.

**Committee Reports** None.

**Commission Matters** None.

**City Attorney's Report** None.

**OPEN FORUM** None.

**CONSENT CALENDAR** None.

*For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.*

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三 (3) 天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941 或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



**PUBLIC HEARINGS**

**1. Location:** 469 Jean Street (See map on reverse)

**Assessor's Parcel Numbers:** (010 -0821-024-00)

**Proposal:** To subdivide a 10,429 square foot parcel with an existing two-unit building and create mini-lot development with seven parcels. The project includes the construction of six three-story residences (One unit per lot) with access provided through a shared access-facility. Each residence will contain one off-street parking space.

**Applicant:** Emily Leatz

**Phone Number:** (310) 383-7237

**Owner:** Ivy Star, LLC

**Case File Number:** PLN16193/TTM8351

**Planning Permits Required:** Major Conditional Use Permit for a project that results in 7 or more units in a RU zone (Sec. 17.134.020). Tentative Tract Map for a subdivision of one parcel into seven mini-lots (OMC Sec. 16.24.040); Minor Conditional Use Permit to create a seven (7) mini-lot development (OPC Sec. 17.134.050, 17.134.020 & 17.142.012); Minor Conditional Use Permit for Shared Access Facility (17.102.090 (B)). Regular Design Review for the construction of 6 residential units (Sec. 17.136.050).; and Minor Variance to allow 100% of required open space through private decks and balconies and to allow two curb cuts on an interior parcel (Sec.17.148.050).

**General Plan:** Urban Residential

**Zoning:** RU-3 Urban Residential 5 Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines: Existing facilities; Section 15303 of the State CEQA Guidelines: New Construction of small structures; Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning

**Historic Status:** Not A Potentially Designated Historic Property (DHP); Survey rating: Fc3

**Service Delivery District:** 2

**City Council District:** 2

**Date Filed:** 06/22/16

**Finality of Decision:** Appealable to City Council

**For Further Information:** Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

**Staff Member:** Jose Herrera-Preza gave a presentation.

**Applicant:** Emily Leatz and architect Dick Hunt spoke.

**Public Speakers:** None.



Motion by Commissioner Pattillo to affirm staff's environmental determination and approve a Major Conditional Use Permit Tentative Tract Map, Regular Design Review and Minor Variance subject to the attached findings and conditions of approval and the project specific conditions required by the Fire Department, seconded by Commissioner Myres.

Ayes: Limon, Myres, Pattillo, Monchamp, Weinstein, Nagraj

Noes:

Approved with 6 ayes and 0 noes.

<b>2.</b>	<p><b>Location:</b> Citywide</p> <p><b>Proposal:</b> In accordance with California Senate Bill 743, and consistent with proposed changes to the California Environmental Quality Act (CEQA) Guidelines by the Governor's Office of Planning and Research, which will become mandatory after adoption by the Natural Resources Agency, the Planning Department is proposing to modify the City of Oakland's CEQA Thresholds of Significance Guidelines to remove automobile delay (Level of Service (LOS)) as a significant impact on the environment pursuant to CEQA, and replace it with vehicle miles traveled criteria, and to make other changes to transportation-related CEQA Thresholds .</p> <p><b>Applicant:</b> City of Oakland</p> <p><b>Environmental Determination:</b> The proposal to update the City's CEQA Thresholds of Significance Guidelines, pursuant to CEQA Guidelines section 15064.7, is not a "project" pursuant to CEQA as defined in CEQA Guidelines section 15378, and is therefore not subject to CEQA pursuant to CEQA Guidelines sections 15060 (c)(3). Separately and independently, the proposal is also exempt pursuant to CEQA Guidelines section 15061(b)(3), as it will not result directly or indirectly in significant environmental impacts; and/or Public Resources Code section 21080(b)(1), as the proposal is ministerial, because the City is mandated to adopt the proposal.</p> <p><b>Staff Recommendation:</b> Direct the Environmental Review Officer to make the necessary changes to the City of Oakland CEQA Thresholds of Significance Guidelines in order to remove LOS and make other changes to transportation-related CEQA Thresholds.</p> <p><b>For further information:</b> Contact Darin Ranelletti, Environmental Review Officer, at (510) 238-3663 or <a href="mailto:dranelletti@oaklandnet.com">dranelletti@oaklandnet.com</a></p>
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**Staff Member:** Darin Ranelletti and Sarah Fine (Department of Transportation) gave presentations.

**Public Speakers:** Amanda Leahy, Joël Ramos, Sarah Jones, Nathan Landau.

Public comment session closed.

Motion by Commissioner Myres to direct the Environmental Review Officer to make the necessary changes to the City of Oakland CEQA Thresholds of Significance Guidelines in order to remove LOS and make other changes to transportation-related CEQA thresholds in accordance with State Senate Bill SB743 and guidance from the Governor's Office of Planning and Research, seconded by Commissioner Weinstein.



Ayes: Limon, Myres, Pattillo, Monchamp, Weinstein, Nagraj  
Noes:

Approved with 6 ayes and 0 noes.

**APPEALS**

None.

**COMMISSION BUSINESS**

**Approval of Minutes**

Motion by Commissioner Myres to approve the August 3, 2016, minutes, seconded by Commissioner Nagraj.

Ayes: Limon, Myres, Pattillo, Nagraj  
Noes:  
Abstentions: Myres, Pattillo

Approved with 4 ayes, 0 noes, and 2 abstentions.

Motion by Commissioner Pattillo to approve the September 7, 2016, minutes with one correction that it was Commissioner Pattillo that was recused from Item #5, not Commissioner Monchamp, seconded by Commissioner Monchamp.

Ayes: Limon, Pattillo, Monchamp, Weinstein, Nagraj  
Noes:  
Abstentions: Myres

Approved with 5 ayes, 0 noes, and 1 abstention.

**Correspondence**

None.

**City Council Actions**

Parking regulations heard by Commission in July 2016 were approved by City Council on first reading, second reading in two weeks, then adoption 30 days after that.

**ADJOURNMENT**

Meeting was adjourned at approximately 7:20pm.

**ROBERT MERKAMP**  
Development Planning Manager  
Secretary to the Planning Commission  
Planning and Building Department